Box 13
#5832

Davidson County DEEDWARR
Recvd: 07/07/03 15:41 2pgs
Fees:13.00 Taxes:391.46
20030707-0093190

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $105,800.00

× Lesly Y. Guzman
Affiant

Subscribed and sworn to before me, this 20th day of June, 2003.

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public
My commission expires:

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Lesly Y. Guzman 343 Ladybird Drive Nashville TN 37217	CTX MORTGAGE Corp 501 94th Ave North, Suite 100 ST. Petersburg, FL 33702	135-05-0-066-00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Liviu Bondor, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Lesly Y. Guzman, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Towne Park Estates, of record in Book 3300, Page 64, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Liviu Bondor, unmarried, by deed from NationsCredit Home Equity Services, of record in Instrument No. 20000925-0094525, Register's Office for Davidson County, Tennessee. Liviu Bondor having since married.

Mirela Bondor, wife of Liviu Bondor, hereby joins in the execution of this instrument to convey her marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 343 Ladybird Drive, Nashville, TN 37217

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 20th day of June, 2003.

Liviu Bondor
Liviu Bondor

Mirela Bondor by Liviu Bondor Atty in fact
Mirela Bondor
By: Liviu Bondor, Atty in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Liviu Bondor, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 20th day of June, 2003.

Notary Public

My Commission expires 03/14/05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Liviu Bondor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes herein contained, and who further acknowledged that he is the attorney in fact for Mirela Bondor and that he is authorized by her to execute this instrument on her behalf.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of June, 2003.

March 14, 2005
Commission expires